



**ZONING BOARD OF ADJUSTMENT
PUBLIC HEARING NOTICE**

July 25, 2023

7:00 pm @ Community Development Department

To access via Teams: [Click here to join the meeting](#)

Meeting ID: 210 221 889 388 Password: 2YGui7

Notice is hereby given that the Windham Zoning Board of Adjustment will hold a public hearing at the Community Development Department. The following applications have been submitted for review.

Case # 26-2023 Parcel 13-K-100

Applicant – Benchmark, LLC

Owner – Richard Farina

Location – 19 Doiron Road

Zoning District – Rural District

The applicant is requesting a variance from **Section(s): 200 and 702/Appendix A-1** to allow the construction of a 936 sq ft single family dwelling with an attached 136 sq ft screened in porch. Relief is requested from the definition of a “Building Lot” (Section 200) due to not having frontage on a Town approved road. Relief is also requested from Section 702/Appendix A-1 to allow 10-foot side yard setbacks, where 30 feet is required; a 27 foot front yard setback, where 50 feet is required; and 23% building coverage, where 20% is the maximum allowed.

Case # 27-2023 Parcel 17-L-84

Applicant – Benchmark, LLC

Owner – Andrew Corman & Colleen Hartnett

Location – 7 Grove Street

Zoning District – Residential District A/ WPOD

The applicant is requesting a variance from **Section(s): 406.2 and 702/Appendix A-1** to allow the construction of an attached garage with space above and a screen porch to an existing year-round single-family dwelling on a pre-existing non-conforming lot. Relief is requested from Section 406.2 to increase the volume and footprint of the pre-existing non-conforming structure from 1,155 sf in area and 17,680 cf in volume to 2,400 sf in area and 36,210 cf in volume, which will result in further non-conformance with the ordinance. Relief is also requested from Section 702/Appendix A-1 to allow 20-foot side yard setbacks, where 30 feet is required and a 16-foot lake-side setback, where 50 feet is required. The lot is currently 15,750 square feet, where 50,000 is required and has 100 feet of frontage on a private road, where 175 feet along a public road is required.

Case # 28-2023 Parcel 16-R-183

Applicant – Benchmark, LLC

Owner – Phyllis & Larry Johansen

Location – 25 First Street

Zoning District – Residential District A/ WPOD

The applicant is requesting a variance from **Section(s): 406.2 and 702/Appendix A-1** to allow the construction of an addition and roof top deck to a pre-existing, non-conforming single-family dwelling, on a pre-existing non-conforming lot. Relief is requested from Section 406.2 to increase the volume and footprint of the pre-existing non-conforming structure from 690 sf in area and 5,520 cf in volume to 1,115 sf in area and 8,920 cf in volume, which will result in further non-conformance with the ordinance. Relief is also requested from Section 702/Appendix A-1 to allow a 47-foot front yard setback, where 50 feet is required; a 1-foot side yard setback, where 30 feet is required; and a 12-foot side yard setback, where 30 feet is required. The lot is currently 6,690 square feet, where 50,000 is required and has 40 feet of frontage on a private road, where 175 feet along a public road is required.

Case # 29-2023 **Parcels 13-B-40 & 13-B-50**

Applicant – Benchmark, LLC

Owner – Helix Enterprise LLC

Location – 16-20 Rockingham Road

Zoning District – Commercial District A

The applicant is requesting a variance from **Section(s): 605.1, 615.6.5, and 701.1** to allow the construction of 94 two-bedroom apartments within a mixed-use development in Commercial District A, where residential uses are not permitted under Section 605.1. Also, from Section 615.6.5 to allow two driveways on the property, where only one is permitted in the Rt. 28 Access Management Overlay District. Also, from Section 701.1 to allow the building height to be approximately 60 feet tall, where the maximum allowed is 35 feet.

Case # 30-2023 **Parcel 1-B-2000**

Applicant – Caroline and Christopher Estrella

Owner – Caroline and Christopher Estrella

Location – 98 Castle Hill Road

Zoning District – Rural District

The applicant is requesting a variance to allow the construction of an attached three-car garage to be 30 ft from the front property line, where 50 feet is required. The applicant will be removing a pre-existing, non-conforming garage. The proposed garage would be more in conformance with the Windham Zoning Ordinance.

Please note that previously noticed public hearings and/or other items that do not require a public hearing may be heard at the meeting. Please check the official agenda for the meeting at www.windhamnh.gov/AgendaCenter.

Copies of all Zoning Board of Adjustment applications and materials are available for review. Contact: Community Development Department; open Monday – Friday 8 am – 4 pm